



SHARMAN  
BURGESS  
FOR SALE  
01205 361161

**£199,950**

14 Ivy Crescent, Boston, Lincolnshire PE21 8BP

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**14 Ivy Crescent, Boston, Lincolnshire**  
**PE21 8BP**  
**£199,950 Freehold**

A detached three bedroomed bungalow situated in a popular residential location and offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, kitchen diner, generous sized lounge, three bedrooms and a three piece shower room. Further benefits include a covered carport, gas central heating, uPVC double glazing and an enclosed garden to the rear.

**ACCOMMODATION**

**ENTRANCE PORCH**

Having partially glazed side entrance door with obscure glazed window, further obscure glazed door with obscure glazed window to: -

**ENTRANCE HALL**

Having radiator, ceiling light point, telephone point, wall mounted central heating thermostat.



**SHARMAN BURGESS**



### KITCHEN

13' 9" (maximum) x 9' 9" (maximum) (4.19m x 2.97m)  
Having counter tops, inset stainless steel sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units, integrated waist height double oven and grill, four ring electric hob with fume extractor above, plumbing for automatic washing machine, space for standard height fridge or freezer, window to front elevation, radiator, tiled floor, ceiling light point, wall mounted Worcester gas combi central heating boiler.

### LOUNGE

18' 10" (maximum) x 11' 6" (maximum) (5.74m x 3.51m)  
Having dual aspect windows, radiator, coved cornice, ceiling light point.

### BEDROOM ONE

11' 6" (maximum) x 11' 9" (maximum) (3.51m x 3.58m)  
Having window to rear elevation, radiator, ceiling light point.

### BEDROOM TWO

9' 9" (maximum) x 11' 9" (maximum) (2.97m x 3.58m)  
Having window to rear elevation, ceiling light point, built-in wardrobe, radiator.

### BEDROOM THREE

6' 9" (maximum) x 6' 8" (maximum) (2.06m x 2.03m)  
Having dual aspect windows, ceiling light point, built-in double wardrobe with overhead storage locker, access to loft space served by loft ladder and light point.



**SHARMAN  
BURGESS** Est 1996

### SHOWER ROOM

8' 1" (maximum) x 7' 2" (2.46m x 2.18m)

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, shower with wall mounted mains fed shower within, tiled floor, fully tiled walls, heated towel rail, ceiling light point, additional light point including extractor fan, electric shaver point, two obscure glazed windows.

### EXTERIOR

The property is approached over a dropped kerb leading to the driveway which extends to the right hand side of the bungalow and provides off road parking as well as vehicular access to a carport with polycarbonate roof providing sheltered parking space, served by power and lighting. The front garden is laid to low maintenance granite gravelled chippings with plant and shrub front border.

To the rear, the enclosed garden comprises areas of paved patio providing outside seating space, shaped lawns and flower and shrub borders. The garden is served by power and lighting and houses an approximate 6ft x 8ft greenhouse (to be included in the sale).

### SERVICES

Mains gas, electricity, water and drainage are connected to the property.

### REFERENCE

25//2024/28454452/COL



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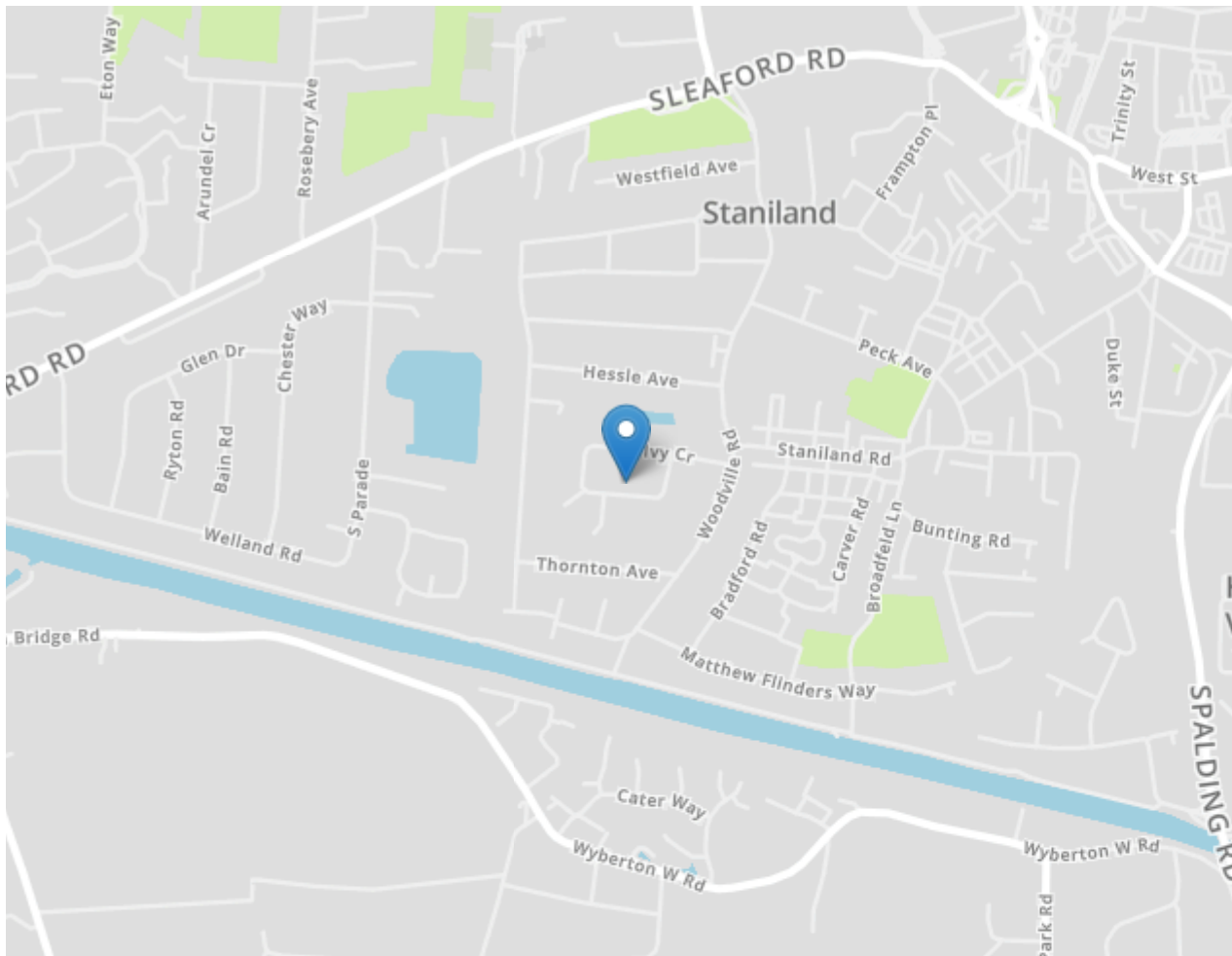
## AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

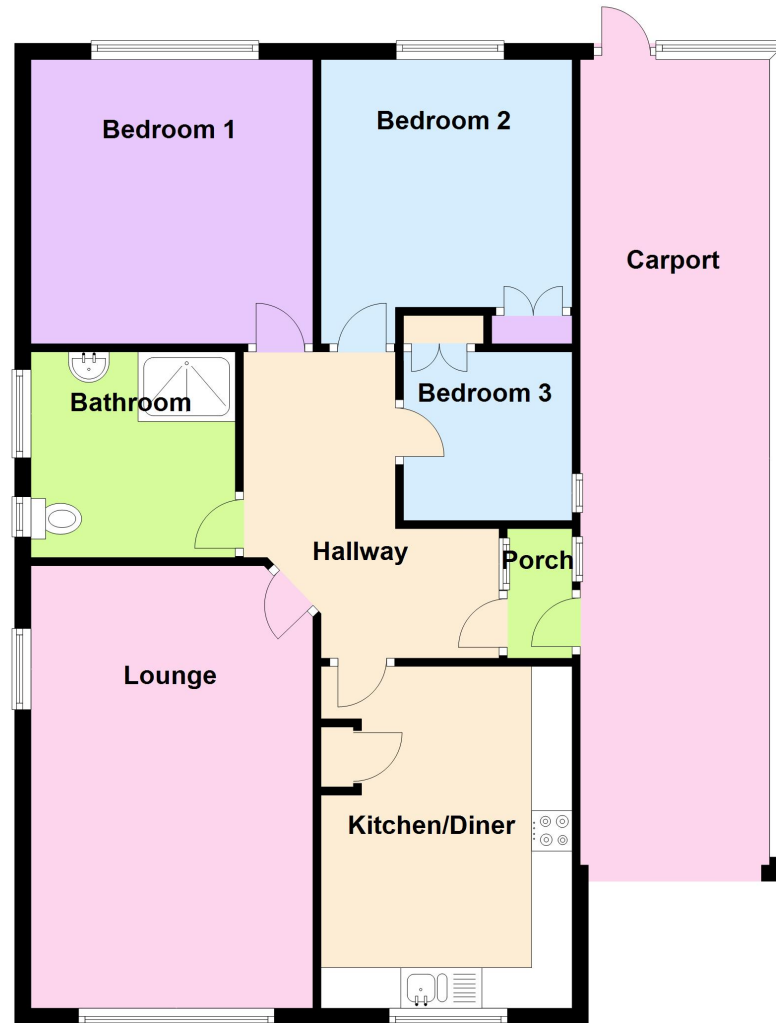
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

## Ground Floor

Approx. 102.3 sq. metres (1101.4 sq. feet)



Total area: approx. 102.3 sq. metres (1101.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC